



# Regional Brownfields Assessment Pilot

## *New Haven, CT*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

**EPA's** Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

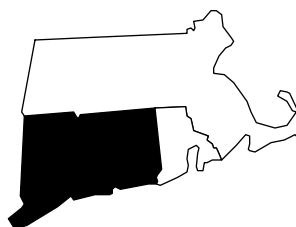
### BACKGROUND

EPA Region 1 has selected the City of New Haven for a Regional Brownfields Pilot. New Haven (population 130,474) contains about 130 acres of industrial land occupied by outmoded or abandoned factories that are known or suspected to be contaminated. A recent study showed that 22 of these properties, representing 82 acres, would be suitable for redevelopment if site remediation were achieved. The brownfields inhibit the City's ability to generate property tax income, create jobs for residents of the Federally-designated Enterprise Community, mitigate environmental health risks, and abate crime and drug abuse. More than 1,000 jobs and millions of dollars in new property taxes could be generated from redevelopment of high-priority brownfields.

### OBJECTIVES

New Haven's overall vision for its brownfields program includes assessing and planning the remediation of contaminated sites; encouraging economic development and job creation; maintaining and augmenting the City's tax base; collecting delinquent taxes; alleviating blight; and improving security in the City. The EPA Pilot funds fit into this vision by helping to develop remediation plans, determining whether buildings should be demolished or renovated, and

### PILOT SNAPSHOT



*New Haven,  
Connecticut*

**Date of Award:**  
September 1996

**Amount:** \$120,000

**Site Profile:** The Pilot targets 3 to 4 brownfields sites on former industrial land occupied by outmoded or abandoned factories.

#### Contacts:

Helen Rosenberg  
Office of Business  
Development  
(203) 946-5889

Lynne Jennings  
U.S. EPA - Region 1  
(617) 573-9634  
jennings.lynne@  
epamail.epa.gov

Visit the EPA Brownfields Website at:  
<http://www.epa.gov/brownfields>

allowing the City to work with local business and financial communities to promote brownfields redevelopment.

## **ACCOMPLISHMENTS AND ACTIVITIES**

The Pilot has:

- Identified two high-priority sites for further assessment; and
- Completed Phase II assessment for one high-priority site and planned for a Phase II assessment on a second site.

The Pilot is:

- Continuing to identify and prioritize brownfields throughout the City for site assessment;
- Determining whether additional brownfields sites require remediation, determining the extent of remediation needed, and calculating demolition and/or renovation costs;
- Addressing property transfer issues so that concern about municipal and developer liability does not impede reuse; and
- Identifying potential developers to assist in the prioritization of the pilot.

## **LEVERAGING OTHER ACTIVITIES**

Experience with the New Haven Pilot has been a catalyst for related activities including the following.

- Conducting two site assessments using State funding.
- Identifying and creating financing mechanisms in collaboration with the Connecticut Development Authority, Connecticut Department of Economic Development, and the Small Business Administration.